



# Town Council Agenda Report

**SUBJECT: SITE PLAN MODIFICATION**

Application No. and Location: SP 12-1-99, NW 75th Avenue and Davie Road Extension

**CONTACT PERSON/NUMBER:** Mark Kutney, AICP (797-1101)

**TITLE OF AGENDA ITEM:** FPL Additions

**REPORT IN BRIEF:** The applicant proposes a single story office building addition, landscaping and associated parking to expand the existing FPL service Center along Davie Road Extension. The proposed parking and landscaping will be sited on 1.1 acres of new land area on 'Tract 4' to the south of the existing FPL property. This property is currently zoned M-1. The building addition will remain on the existing property within 'Parcel A'. The proposed building will include a 4,290 square foot single story addition to an existing 3,930 square foot building (Building A) on site. The building will include a new covered concrete walkway connecting the new addition to an existing 5,000 square foot building (Building B) and from there to the proposed parking area. Building colors will be painted in tones of gray. The maximum height will be 16'-0" to the top of the roof fascia. Access to the site will be provided by one ingress/egress easement off of Davie Road Extension through 'Tract 4'. The existing access road to the site on 'Parcel A' will be closed off. Eighty two parking spaces are required with 118 provided.

**PREVIOUS ACTIONS:** The existing FPL Service Center was annexed from Broward County into the Town of Davie under referendum 81-7 on March 5, 1981.

**CONCURRENCES:** Motion to recommend approval subject to the planning report items one through four (5-0, March 28, 2000).

**RECOMMENDATION(S):** *Based upon the above, staff recommends approval of application SP 12-1-99. subject to the conditions listed below prior to the issuance of a building permit.*

1. Providing a revised tree mitigation table to include existing trees to be removed along the north perimeter of proposed parking area.
2. Providing a revised landscape plan and calculations to reflect tree locations, size and caliper inch of all required mitigation trees.
3. Providing height and width dimensions on metal canopy detail.
4. Correcting sheet A-1 to reflect the 5' back-up maneuvering area within the dead end parking aisles, to match sheets A-1a and A-2.

**Attachment(s):** Planning report, Land use map, Subject site map, Aerial.

**Application #:** SP 12-1-99  
**FPL Addition**

**Item No.**

**Revisions:**

**Exhibit "A"**

**Original Report Date:** March 28, 2000

---

**TOWN OF DAVIE  
Development Services Department  
Planning & Zoning Division Staff  
Report and Recommendation**

---

**APPLICANT INFORMATION**

**Owner/Agent:**

**Name:** Florida Power & Light - Andy Feldberg

**Address:** 9250 W. Flagler

**City:** Miami, Fl. 33174

**Phone:** 305 552-3017

---

**BACKGROUND INFORMATION**

**Application Request:** Site Plan approval

**Address/Location:** NW 75th Avenue and Davie Road Extension

**Land Use Plan Designation:** Industrial

**Existing Zoning:** U ( Utilities), M-1, Light Industrial District, B-2, Community Business District

**Existing Use:** FPL Service Center

**Proposed Use:** One story office building addition with parking

**Surrounding Land Use:**

**North:** Multi-Family Residential, Stirling Road Apartments

**South:** Commercial (Skating Rink) / Residential Multi-family

**East:** Broward Motor Sports, Vacant Land

**West:** Vacant Land Phase II of Stirling Road Apartments

## **Surrounding Zoning:**

**North:** RM-16 (Multi-Family Residential District 16 du/ac)

**South:** B-2 (Community Business District)/ RM-16 (Multi-Family Residential District 16 du/ac)

**East:** B-3 (Planned Business Center District)/ B-2 (Community Business District)

**West:** RM-16 (Multi-Family Residential District 16 du/ac)

---

## **ZONING HISTORY**

**Previous request on the same property:** The existing FPL Service Center was annexed from Broward County into the Town of Davie under referendum 81-7 on March 5, 1981.

**Related zoning history:** None

---

## **DEVELOPMENT PLAN DETAILS**

### **Development Details:**

The Applicant's SUBMISSION indicates the following:

1. *Site Plan:* The applicant proposes a single story office building addition, landscaping and associated parking to expand the existing FPL service Center along Davie Road Extension. The proposed parking and landscaping will be sited on 1.1 acres of new land area on 'Tract 4' to the south of the existing FPL property. This property is currently zoned M-1. The building addition will remain on the existing property within 'Parcel A'.
2. *Buildings:* The proposed building will include a 4,290 square foot single story addition to an existing 3,930 square foot building (Building A) on site. The building will include a new covered concrete walkway connecting the new addition to an existing 5,000 square foot building (Building B) and from there to the proposed parking area. Building colors will be painted in tones of gray. The maximum height will be 16'-0" to the top of the roof fascia.
3. *Access and Parking:* Access to the site will be provided by one ingress/egress easement off of Davie Road Extension through 'Tract 4'. The existing access road to the site on 'Parcel A' will be closed off. Eighty two parking spaces are required with 118 provided.
4. *Landscaping:* The site plan shows 42% greenspace for the overall site to include the existing and proposed areas. Live Oak trees are proposed along the south and east perimeters as well as in the parking islands. Dahoon Holly trees will be planted within the parking medians with additional Sabal Palms adjacent to existing building "B". All trees along the west perimeter will remain as existing as well as a large Live Oak tree to be preserved within the parking area. All other trees to be removed will be mitigated for on site.
5. *Drainage/Open Space information.* The on-site drainage for the proposed parking area will be handled by a self contained french drain system.

---

## Summary of Significant Development Review Agency Comments

None

---

### Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

---

### Comprehensive Plan Considerations

**Planning Area:** The proposed project is within the Planning Area No. 11 characterized by multi-family residential development on the south side of Stirling Road, ranging from 8 to 16 dwellings per acre. Housing in this area is generally in stable to marginal condition.

**Broward County Land Use Plan:** The existing FPL Center on 'Parcel A' is governed by the plat titled "Gulfstream Service Center". The plat is restricted to utility use only. The new site area is 'Tract 4' of the A.J Bendle's Subdivision Plat in P.B. 1 P. 27 of the Dade County Records, which does not contain a restrictive note.

---

### Staff Analysis

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

---

### Staff Recommendation

**Recommendation:** *Based upon the above, staff recommends approval of application SP 12-1-99, subject to the conditions listed below prior to the issuance of a building permit.*

1. Providing a revised tree mitigation table to include existing trees to be removed along the north perimeter of proposed parking area.
  2. Providing a revised landscape plan and calculations to reflect tree locations, size and caliper inch of all required mitigation trees.
  3. Providing height and width dimensions on metal canopy detail.
  4. Correcting sheet A-1 to reflect the 5' back-up maneuvering area within the dead end parking aisles, to match sheets A-1a and A-2.
-

## **Site Plan Committee**

**SITE PLAN COMMITTEE RECOMMENDATION:** Motion to recommend approval subject to the planning report items one through four (5-0, March 28, 2000).

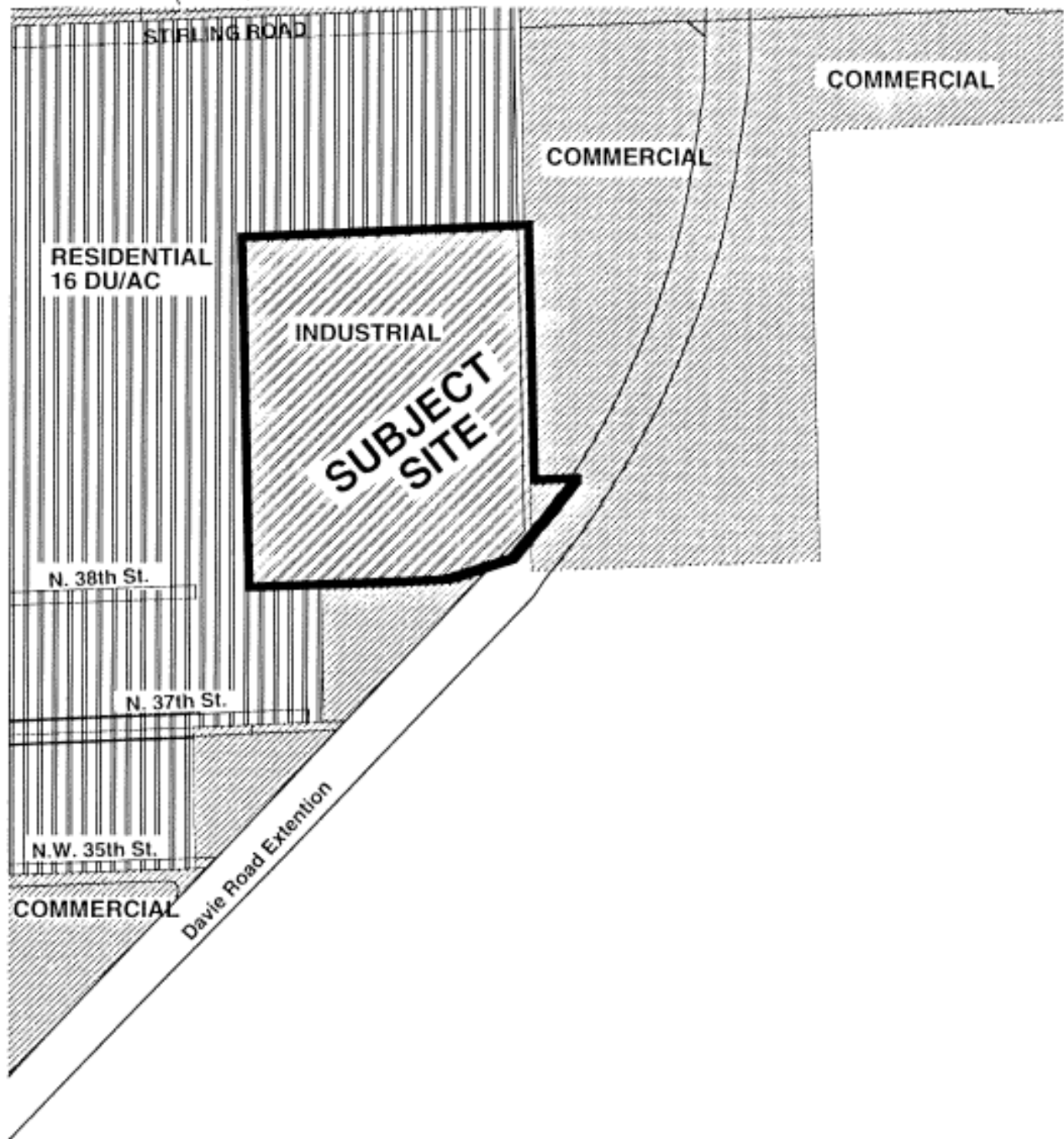
---

### **Exhibits**

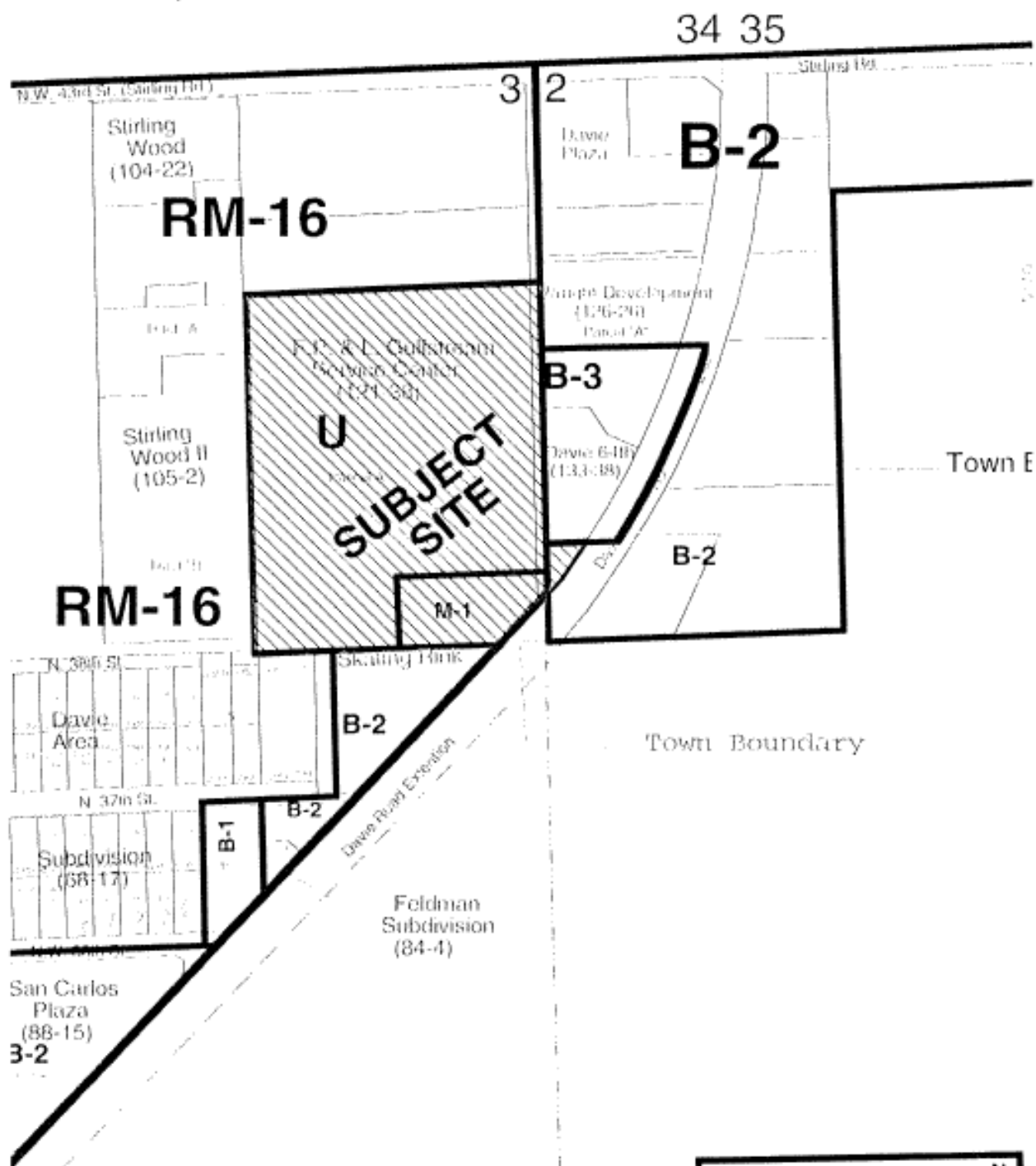
1. Land Use Map
2. Subject Site
3. Zoning Map
4. Aerial

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



PETITION NUMBER		N 4
SP 12-1-99		
Source: Town of Davie Future Land Use Map		
PREPARED 1/12/00		Scale 1"=100'
BY THE PLANNING & ZONING DIVISION		



PETITION NUMBER		N
SP 12-1-99		4
ZONING MAP		
PREPARED 1/4/00	Scale: 1" = 300'	
BY THE PLANNING & ZONING DIVISION		

NW 43RD ST

(STIRLING RD)

**SUBJECT  
SITE**

DAVIE RD EXTENTION

N 38TH ST

N 37TH ST

NW 35TH ST

HOLLYWOOD



DATE FLOWN  
JANUARY 1998  
SCALE: NTS  
SP 12-1-99